081.0	0003	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	806,900	/	806,900
USE VALUE:	806,900	/	806,900
ASSESSED:	806,900	/	806,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		KINGS CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CERRATO CARLA M
Owner 2:	CERRATO DAVID A
Owner 3:	
Street 1:	5 KINGS COURT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,127 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Vinyl Exterior and 1825 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6127.000	384,200		422,700	806,900
Total Card	0.141	384,200		422,700	806,900
Total Parcel	0.141	384,200		422,700	806,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.09 | /Parcel: 442.0

Legal Description

User Acct
147013
GIS Ref
GIS Ref
Insp Date
08/17/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 081.0-0003-0006.A

!6566!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	384,100	0	6,127.	422,700	806,800	806,800	Year End Roll	12/18/2019
2019	101	FV	301,600	0	6,127.	428,700	730,300	730,300	Year End Roll	1/3/2019
2018	101	FV	301,600	0	6,127.	320,000	621,600	621,600	Year End Roll	12/20/2017
2017	101	FV	301,600	0	6,127.	289,800	591,400	591,400	Year End Roll	1/3/2017
2016	101	FV	301,600	0	6,127.	277,800	579,400	579,400	Year End	1/4/2016
2015	101	FV	298,700	0	6,127.	235,500	534,200	534,200	Year End Roll	12/11/2014
2014	101	FV	298,700	0	6,127.	223,400	522,100	522,100	Year End Roll	12/16/2013
2013	101	FV	298,700	0	6,127.	212,500	511,200	511,200		12/13/2012

PRINT

Date	Time
12/10/20	21:19:30

LAST REV

Date	Time
08/30/18	15:45:51
mmcmakin	

USER DEFINED

Prior Id # 1:	147013
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6566

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	23560-327		8/20/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/17/2018	MEAS&NOTICE	BS	Barbara S
12/17/2008	Meas/Inspect	163	PATRIOT
3/17/2000	Inspected	264	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	264	PATRIOT
3/9/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6127		Sq. Ft.	Site		0	70.	0.99	5									422,667						422,700	

Total AC/HA:	0.14066	Total SF/SM:	6127	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	422,667	Spl Credit		Total:	422,700

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22527933
Const Adj.:	1.01989794
Adj $ / SQ:	156.207
Other Features:	101141
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433092
Depreciation:	48939
Depreciated Total:	384152

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

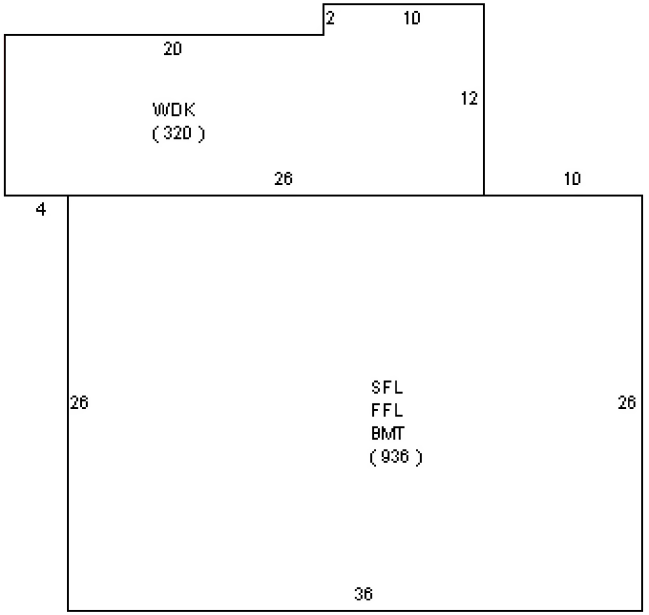
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	156.21
Special Features:	0	Val/Su Net:	124.70
Final Total:	384200	Val/Su SzAd	210.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	46.860	43,863
FFL	First Floor	936	156.210	146,210
SFL	Second Floor	889	156.210	138,900
WDK	Deck	320	9.310	2,978

Net Sketched Area:	3,081			Total:	331,951
Size Ad	1825.2000	Gross Are	3128	FinArea	1825

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 081.0-0003-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: